

CONSERVATION COMMISSION

MINUTES (Approved 9/24/08)

SEPTEMBER 10, 2008

Present: J. Wiley, Chairman
A. Goetz, Vice Chairman

Absent: R. Jones, K. Phelps

Also Present: B. Dyer, R. Turner

Conservation Commission agent report given to members

MEETING OPENED: 7:15

DISCUSSION

INDUSTRIAL RD. #3 DEP# 315-922

Mr. Rick Merrikin, of Merrikin Engineering and owner Bill Duggan were present for a discussion on 3 Industrial Rd. Mr. Merrikin stated that the project is now 90% complete. Mr. Merrikin stated the applicant would like the fence moved behind the blueberry bushes which have been planted, and a chain link fence put in instead of post and rail. He also stated they are still negotiating with the Town about purchasing the land.

The commission discussed that the fence could not be put on Town property unless it is purchased. Mr. Wiley also stated he would like a revised plan showing the new location of the fence. The commission discussed a physical barrier such as curb stops need to be in place to as a reminder for the trucks.

The commission agreed this will be considered a minor modification to be shown on the as-built plan.

Mr. Goetz made the motion to approve changes to 3 Industrial Rd. as a minor-modification that will be reflected on the as-built plan

Ms. Dyer seconded the motion

Vote: 3-0-0

PUBLIC HEARING

**NOTICE OF INTENT
WASHINGTON ST. #161
DEP# 315-929**

Opened: 7:40

Mr. Wiley read the advertisement from the Walpole Times. Green cards were collected.

Ms. Christine Eckhom, of GZA Environmental was present along with applicant Mr. Rudolph Bedar

Mr. Wiley stated the commission does not have quorum under the Town Bylaw, but they do under the Wetlands Protection Act. The applicant was given the opportunity to continue the discussion knowing there can be no vote, or to continue the Public Hearing until the commission's next meeting. Mr. Bedar stated he would like to give an overview of the project tonight and will refresh the board at the next meeting.

Mr. Bedar stated the proposal to pave and put in five (5) parking spots at 161 Washington St. Mr. Bedar stated he is aware of the concern of abutters, so plantings are proposed to be placed along the perimeter and lighting will not be installed where it could bother neighbors. He also stated a new hooded catchbasin within the proposed parking area will replace the one that is present.

Ms. Christine Eckhom, of GZA Environmental explained revisions of the catch basins and proposed clean-up of the drain line. She stated the project involves paving of a 2,440 sq. ft. area with pervious pavement.

Mr. Wiley read board comments

Ms. Hershey stated this project involves the new Stormwater Management Regulations. She stated there is confusion over whether this is considered a Development project or a Re-Development one. She also stated the conditions that are at this site happened prior to a filing and that it was under Enforcement by the commission. Ms. Hershey states more information is needed from the Engineer, plans need to be stamped, erosion controls shown on the plan and an O & M plan is required per the Stormwater management standards. She also stated an alternative analysis for alterations of the riverfront area is required as is documentation of how the boundary of the river was determined and the types of soils there are. The measurements of the wetland and riverfront areas need to be addressed as well.

Mr. Turner stated he would like to see the plan for snow removal and how it will be disposed of. He feels the use of deep sumps or vortex units should be considered. He is concerned the outflow of drainage will go into the Neponset River.

Mr. Bedar stated an area is reserved in the back for snow piling and no salt would be used, only sand

Mr. Goetz stated he wants to see the riverfront or wetland line shown on the plan

Mr. Wiley asked if there were questions or comments from the audience

Mr. Rich Dunn, 4 Riverwalk Ln. asked for clarification of permeable material that is being proposed.

Mr. Bedar stated the site would have a combination of crushed stone and mixture of recycled crushed pavement

Mr. Wiley stated bituminous pavement is not allowed in resource areas

Mr. Bob Lanlorn, a trustee of Riverwalk Commons stated the neighbors are not necessarily opposed to this project but have concerns regarding parking

Mr. Wiley stated parking issues need to be addressed in front of the Planning Board; only conservation issues can be discussed tonight

Mr. Wiley stated there are many things that need to be improved on the plan. Ms. Hershey stated she would like the GZA representatives to meet her along with the Town Engineer to go over the plan and discuss comments.

Mr. Goetz made the motion to continue the Public Hearing until September 24, 2008 at 8:00 p.m.

Ms. Dyer seconded the motion

Vote: 3-0-0

OTHER BUSINESS

WALPOLE COUNTRY CLUB ENF FOR ALLEN POND

The commission discussed the dredging project, the ENF and the site visit with MEPA held at the Walpole Country Club. The commission discussed concerns with the alteration of wetlands and potential mitigations such as eliminating invasive plant species, and replacing the outflow structures to help with flood control. The commission instructed the agent to send in a comment letter to MEPA and will review in detail when with the formal filing of a Notice of Intent in the future.

EXTENSION

WISTERIA WAYS II

DEP# 315-424

A request for an extension was submitted. Due to the fact a quorum is not present this will go on next meetings agenda

CERTIFICATE OF COMPLIANCE

MILL BROOK AVE. #75, DEP# 315-857

A letter was submitted for a request for a Certificate of Compliance. Due to the fact a quorum is not present, this will go on next meetings agenda

SOUTH ST. #455-505, DEP# 315-910

A letter was submitted with a request for a Certificate of Compliance. Due to the fact a quorum is not present, this will go on next meetings agenda

OTHER BUSINESS

UNION ST. #157

Ms. Hershey stated she reviewed the letter submitted by the McAndrews, visited the site, and met with Mrs. McAndrews who has concerns with the landscape business located at 157 Union Street. Mr. McAndrews, who came to the Commission's meeting, asked the Commission to look into the use of landscape applications and stockpiles of compost material being stockpiled on site.

Landis Hershey stated that she had reviewed the site, the FEMA floodplain map and did not find the lot to be located within the jurisdiction of the Conservation Commission. A letter will be drafted to the ZBA to express the Commissions concerns with the use of commercial landscape applications with in the Traphole Brook watershed.

BOARD COMMENTS

The Planning Board is requesting comments regarding Lot 1 Washington St. (Hollingsworth and Vose) the commission will respond that this filing is before the conservation commission on September 24th.

The Planning Board is requesting comments regarding their Fall Town Meeting Articles. The commission has no comment at this time.

The commission discussed general business

CORRESPONDENCE

The following correspondence was discussed and available for the commissions review

- MACC 2008 Fall Conference
- Weston Solutions – 100 Neponset St
- ESS group – Allen Pond dredging project
- Oak St. Report
- Walpole Ponds committee – Invasive Plant Mitigation
- Norfolk County Mosquito Control projects – 131 Norfolk & Bird Park & Wolcott Ave

- GES letter – RAM plan 750 Main St
- GZA – Industrial Rd.

Mr. Goetz made the motion to adjourn

Ms. Dyer seconded the motion

Vote: 3-0-0

Meeting closed: 9:45